

Investors Title Insurance Company

P.O. Drawer 2687, Chapel Hill, North Carolina 27515-2687
919.968.2200 | invtitle.com

This Commitment is not complete without appropriate Schedules and corresponding Jacket unless otherwise agreed in writing.

Transaction Identification Data for reference only:

Issuing Agent: United Title Agency Co., LLC
Issuing Office's ALTA® Registry: 1010860
Commitment No.: 201910670N004
Issuing Office File No.: 201910670N004
Property Address: 755 Truax Rd, Bad Axe, MI 48413
Truax Road, Bad Axe, MI 48413

SCHEDULE A

1. Commitment Date: August 8, 2019 at 08:00 AM

2. Policy (or Policies) to be issued:

a. ALTA Owners Policy (06/17/06)

Policy Amount: \$0.00

Proposed Insured: To Be Named Later

3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.

4. The Title is, at the Commitment Date, vested in:

Carol M. Wahl, and successors, as Trustee of the Wahl Family Trust, u/a/d October 19, 2004, as amended
AND Carol Marie Wahl, and her successors, as Trustee of the Carol Marie Wahl Trust No. 1, dated January
10, 2011, as their interest may appear

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Investors Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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SCHEDULE A (Continued)

5. The Land is described as follows:

Parcel 1: The Southwest quarter of the Northeast quarter AND the Southeast quarter of the Northeast quarter of Section 6, Township 16 North, Range 13 East, Verona Township, Huron County, Michigan, EXCEPT any part thereof granted to or used by railroad, also, EXCEPT Beginning at the Northeast corner of the South half of the Northeast quarter of said Section 6; thence Southerly along the Easterly line of said Section 6, 805.18 feet; thence Westerly and parallel to the Northerly line of said South half of the Northeast quarter, 541.0 feet; thence Northerly 805.18 feet; thence Easterly along the Northerly line of said South half of the Northeast quarter, 541.0 feet to the point of beginning.

Parcel 2: The Northwest quarter of the Southeast quarter of Section 6, Township 16 North, Range 13 East, Verona Township, Huron County, Michigan; EXCEPT any part thereof granted to or used by railroad, also, EXCEPT Commencing at a point 308 feet West of the Northeast corner of the Northwest quarter of the Southeast quarter; thence South 654 feet; thence West 205 feet; thence North 654 feet' thence East 205 feet to the point of beginning.

Issued through the Office of:
United Title Agency Co., LLC
209 E. Huron Avenue
Bad Axe, MI 48413
Tel. (989) 269-9072 Fax (989) 269-9889
Email info@united-title.com



Authorized Countersignature

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SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

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Form No. 201-16-B

ALTA Commitment Form - 2016
(Adopted 08-01-16) (Technical Corrections 04-02-2018)
Schedule B
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SCHEDULE B, PART II Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

Parcel 1.

Parcel 1 Tax No. 3227-006-004-00
Property Type: Agricultural
All taxes paid through: 2018
2018 Winter Taxes in the amount of \$374.51
2019 Summer Taxes in the amount of \$346.28
SEV: \$129,800.00
Taxable Value \$33,029.00
Homestead
The 2018 & 2019 taxes were assessed as 100.00% Homestead property.

Tax No. 3227-006-005-00
Property Type: Agricultural
All taxes paid through: 2018
2018 Winter Taxes in the amount of \$186.23
2019 Summer Taxes in the amount of \$193.16
SEV: \$92,200.00
Taxable Value \$18,424.00
Homestead
The 2018 & 2019 taxes were assessed as 100.00% Homestead property.

Parcel 2.

Parcel 2 Tax No. 3227-006-014-00
Property Type: Agricultural
All taxes paid through: 2018

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2018 Winter Taxes in the amount of \$182.90
2019 Summer Taxes in the amount of \$169.12
SEV: \$95,300.00
Taxable Value \$16,132.00
Homestead
The 2018 & 2019 taxes were assessed as 100.00% Homestead property.

3. Drain Agreement as disclosed in Liber 275 Of Deeds, page 253. - Parcel 1
4. Permanent Electric Transmission Line Easement Agreement recorded in Liber 1380 of Huron County Records, page 565. - Parcel 2
5. Easements, restrictions, rights-of-way, and road and/or highway rights-of-way of usual and ordinary nature, of record.
6. Notwithstanding any provisions herein to the contrary, the Company makes no representation or assurance regarding compliance or non-compliance with the provisions of PA 591 of 1996. (NOTE: PA 591 of 1996 revises the Subdivision Control Act).
7. Rights of the public and any Governmental Agency in and to any part of subject property taken, used or deeded for street, road or highway purposes.
8. This policy does not insure against loss or damage by reason of the following:
 - (a) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an accurate survey of the Land or by making inquiry of persons in possession thereof. Paragraph 2 (c) of the Covered Risks is hereby deleted.
 - (b) Easements, liens or encumbrances or claims thereof, which are not shown by the Public Records.
 - (c) Any lien or right to lien for services, labor or material imposed by law and not shown by the Public Records.

NOTE: Item(s) above, are hereby deleted.

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